



MEMO

TO: Planning and Zoning Commission
FROM: Sheila DeSchaaf
Planning & Development Director
DATE: June 1, 2015
SUBJECT: **Conditional Use Permit Request**
212 W. Corral Drive; Church Use in R-1

CUP15-007

Background

This is a request by Ponderosa Bible Church of Payson, property owner, to allow a Conditional Use Permit for Church use in a R1 zoning district at 212 W. Corral Drive, parcel number 302-36-114.

Analysis

The property is zoned R1-6-MH, Single Family Residential. The Unified Development Code (UDC) requires a conditional use permit (CUP) for “church” uses. The site is bordered on three sides by R1-6-MH zoned properties and on the north side by R1-175 zoned property, which is also owned by Ponderosa Bible Church.

The subject site has been utilized for church office use since 2007. The use was conditionally allowed with CUP-157-07. The initial use permit was for a period not to exceed 2 years. Near the end of the first two year approval period, the church came back to the Commission and requested an additional five years. The request was granted, however the Commission at that time did not provide for the opportunity to renew the permit, as the use was to be a temporary arrangement until office facilities were constructed on the site of the church building at 1800 N. Beeline Highway.

Ponderosa Bible Church has been revising their plans for expansion of their existing facilities at 1800 N. Beeline Highway, subsequent to the initial Conditional Use Permit however no plans have been submitted for construction at this time. Therefore, the church is in need of continuing their office facilities conditionally permitted at 212 W. Corral Drive.

Conditions of approval reflect the conditions that were imposed upon the use of this property in 2007. As there have been no complaints related to that use of this property, staff suggests no changes to those conditions other than granting permission for the church to continue to utilize the property for church office space until the facilities at 1800 N. Beeline Highway have been constructed.

Staff Recommendation:

Staff finds that the applicant's request could be compatible with the surrounding area and recommends approval of CUP15-007 with the conditions listed below:

1. The use shall be in substantial conformance with the current Site Plan submitted March 26, 2007.
2. All parking must be on private property. On street parking is not permitted.
3. No parking may be created or utilized other than existing parking.
4. All ingress and egress from the property onto Corral Drive must be in a forward motion.
5. There shall be no signs on the property.
6. The length of this Conditional Use Permit shall run concurrent with the use of this property by the applicant until such time as permanent office space is constructed at 1800 N. Beeline Highway. As long as church office use at 212 W. Corral Drive conforms to the above conditions, this CUP is valid. Change in uses or additional uses shall require approval through the CUP process.

Suggested Motion to Approve:

"I move the Planning & Zoning Commission approve CUP15-007, a request to allow church office uses in a R1 zoning district at 212 W. Corral Drive subject to the conditions recommended by staff."

Neighborhood Involvement

A Citizens Participation meeting was held on May 11, 2015. The Citizens Participation Report is attached for review.

CASE NUMBER

CUR15-007

RECEIVED

TOWN OF PAYSON
PLANNING AND ZONING APPLICATION

MAY 12 2015

COMMUNITY DEVELOPMENT
DEPARTMENT

The undersigned Applicant(s) hereby applies for:

- | | | |
|--|---|---|
| <input type="checkbox"/> Abandonment Request | <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> ADU | <input type="checkbox"/> Development Master Plan | <input type="checkbox"/> P & Z Commission Appeal |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> General Plan/Land Use Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Guest Quarters | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> Minor Land Division | |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Mobile Storage | |

Jul, 2014

Project Address: 212 W. Corral Drive Tax Parcel Number: 302-36-114
 Subdivision: PAYSON RANCHOS Lot Number: 114
 Name of Applicant(s): PONDEROSA BIBLE CHURCH Phone #: 928-474-9279
 Mailing Address: 1800 N. BEELINE HWY Town: PAYSON St: AZ Zip: 85541
 Name of Property Owner(s): PBC CORPORATION, SENIOR PASTOR JOE FALKNER
 Mailing Address: 1800 N. BEELINE HWY Town: PAYSON St: AZ Zip: 85541
 Contact Person: DR. JOE FALKNER Phone #: 928-474-9279 Fax #: 928-474-3864
 Payson Business License # _____ Sales Tax # _____

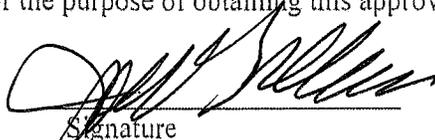
Detailed Description of Request:

CONDITIONAL USE PERMIT FOR 212 W. CORRAL AS CHURCH OFFICES.

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his/her behalf.

JOSEPH E. FALKNER
Print Name


Signature

5-12-15
Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	5-12-15	Sld	Conditional Use Permit other than SFR: \$500 ⁰⁰
COMPLETED APPLICATION	5/20/15	Sld	
NEWSPAPER PUBLICATION	5/15/15	DW	
300' NOTIFICATION MAILOUT	5/20/15	Sld	
POSTING DATE	5/20/15	Sld	
			CHECK NUMBER: <u>16024</u> DATE: <u>5/12/15</u>

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____

212 W. Corral Drive



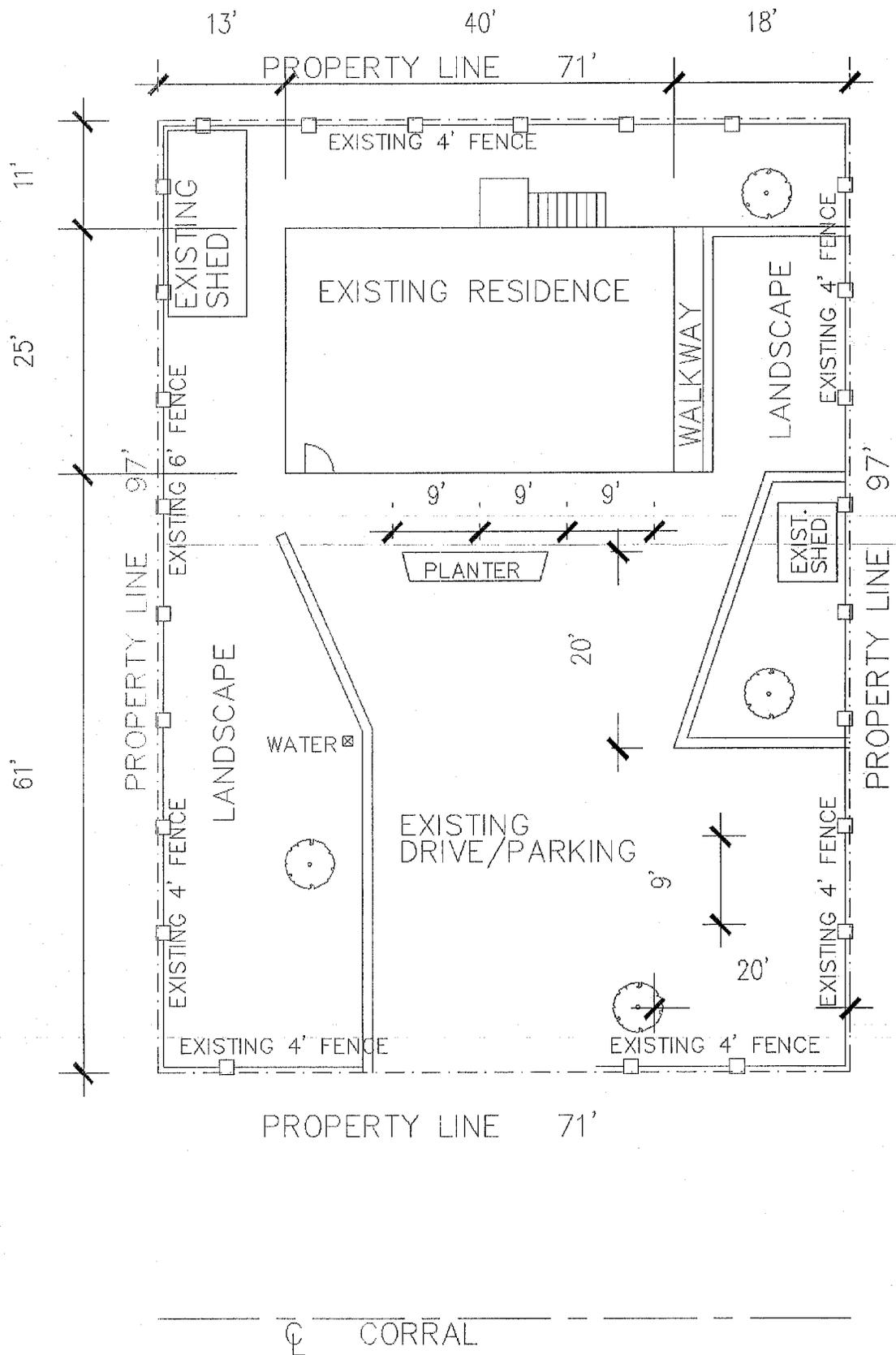
303 North Baseline Highway
Payson, Arizona 85541
(928) 474-5242 www.ci.payson.az.us
GIS/PaysonGIS_Master.mxd 11/28/2007



1:291

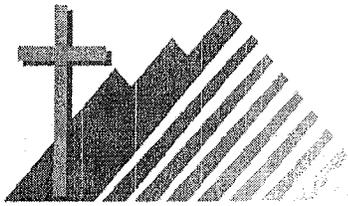
This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure this map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.





☐ CORRAL

CITIZENS'
PARTICIPATION
MATERIAL



Ponderosa Bible Church

May 20, 2015

Sheila DeSchaaf
Town of Payson
Planning & Development Director
303 N Beeline Hwy
Payson, AZ 85541

Subject: Citizens Participation Meeting Report

Dear Sheila:

The Citizens Participation Meeting was held Monday, May 11, 2015, at 5:15pm-6:15pm in our sanctuary located at 1800 N Beeline Hwy, Payson, AZ.

We only had two of our neighbors attend the meeting and we received one phone call to our office. The two gentlemen that attended were:

David Staege, 1706 N Mustang Cir
Jeremy Wattleworth, 1705 N Mustang Cir

Mr. Staege and Mr. Wattleworth had no objection or questions regarding us receiving our conditional use permit.

I have attached a copy of the phone conversation with Mr. Graham, from 216 W Corral.

Sincerely,

Melissa Petkoff
Treasurer/Trustee

Attachments: Graham Phone Call Transcript
Copy of Invitation Letter

1-20-2015

Today I received a phone call from Robert Graham at 216 W. Corral. He had received our letter in the mail regarding the upcoming neighborhood meeting.

He expressed his pleasure at having had us as neighbors over the years and his sincere hope that the Town will again allow us to occupy 212 as an office. He said we have been a real asset to the neighborhood and has appreciated having us here.

Lee Wilson



Ponderosa Bible Church



April 15, 2015

Town of Payson
303 N. Beeline Hwy
Payson, AZ 85541

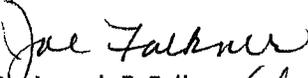
It is time to renew our Conditional Use Permit with the Town of Payson to continue to use the residence at 212 W. Corral as a temporary office for Ponderosa Bible Church.

The Planning and Zoning Department of the Town is requiring us to once again meet with our neighbors. Therefore, you are invited to attend a meeting at Ponderosa Bible Church, located at 1800 N. Beeline Highway, from 5:15-6:15 PM on May 11, 2015. At that time we will explain the need for the church to extend the temporary Conditional Use Permit and answer any questions you may have concerning our occupancy here. If you have any questions, please attend this meeting. Following the meeting a report will be forwarded to the Community Development Department.

The church established its offices at 212 W. Corral in 2007. Since then we have been diligent in striving to be good neighbors. We posted "no parking" signs on our fence in an effort to eliminate street parking, as much as possible we schedule meetings so as not to have a large number of cars parked here at any one time, evening and weekend meetings have been kept to an absolute minimum, we've maintained the property in a responsible manner so as not to detract from the neighborhood.

We look forward to meeting with you. May God bless you with a wonderful week.

Sincerely,


Dr. Joseph E. Falkner (he)
Senior Pastor